LOT 46
HIDEAWAY PHASE 1B PBK 8/301

SINGH TOOLSIE & PRAMWATTIE
86567 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0046-0000

BUILDING CHARACTERISTICS

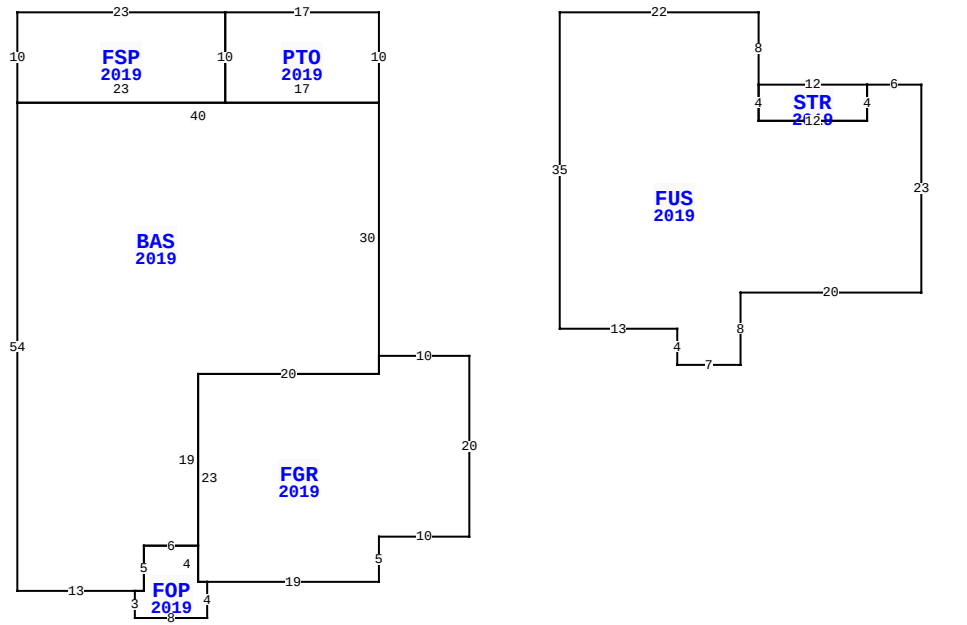
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2019	1,650	192,294
FGR	660	55	2019	363	42,305
FOP	55	30	2019	16	1,865
FSP	230	40	2019	92	10,722
FUS	1,156	100	2019	1,156	134,723
PTO	170	5	2019	8	932
STR	48	10	2019	5	583
TOTALS	3,969			3,290	383,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,290	118.9192	118.92	391,247	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2806 HX Base Yr 2022



86567 LAZY LAKE CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,422
TOTAL MARKET OB/XF VALUE		4,716
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		438,138
SOH/AGL Deduction		76,275
ASSESSED VALUE		361,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,141
TOTAL JUST VALUE		438,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003314	CO ISSUED	0	06/19/2019
B1903314	NEW CONSTR	382,143	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1190	7/15/2019	WD	Q	I	01	320,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SINGH TOOLSIE & PRA						
2266/1622	4/01/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W17 FSP=[YR=2019] W23 S10 BAS=[YR=2019] S54 E13 FOP=[YR=2019] S3 E8 N4 FGR=[YR=2019] E19 N5 E10 N20 W10 S2 W20 S23 E1$ W1 N4 W6 S5 W1$ E1 N5E6 N19 E20 N30 W40$ E23 N10$ S10 E17 N10$ PTR=E20 FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W12 N4$ S4 E12 N4 E6 S23 W20 S8 W7 N4 W13 N35$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	748.00	SF	6.50	6.50	100	2019	2019	3	97	4,716	

LAND DESCRIPTION

TOTAL OB/XF 4,716

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/26/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS